160.0	0001	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,800 / 678,800
					USE VALUE:	678,800 / 678,800
					ASSESSED:	678,800 / 678,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIRIANNI MICHAEL V TR
Owner 2:	
Owner 3:	
Street 1:	82 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,214 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 1875 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5214.000	274,700	600	403,500	678,800
Total Card	0.120	274,700	600	403,500	678,800
Total Parcel	0.120	274,700	600	403,500	678,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.03 | /Parcel: 362.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,700	600	5,214.	403,500	678,800	678,800	Year End Roll	12/18/2019
2019	101	FV	221,100	700	5,214.	403,500	625,300	625,300	Year End Roll	1/3/2019
2018	101	FV	221,100	0	5,214.	357,400	578,500	578,500	Year End Roll	12/20/2017
2017	101	FV	221,100	0	5,214.	299,700	520,800	520,800	Year End Roll	1/3/2017
2016	101	FV	221,100	0	5,214.	299,700	520,800	520,800	Year End	1/4/2016
2015	101	FV	215,800	0	5,214.	259,400	475,200	475,200	Year End Roll	12/11/2014
2014	101	FV	215,800	0	5,214.	250,700	466,500	466,500	Year End Roll	12/16/2013
2013	101	FV	215,800	0	5,214.	238,600	454,400	454,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12500

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13429-347		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
1/24/2000	Missed Appt.	264	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5214		Sq. Ft.	Site		0	70.	1.11	8									403,493						403,500	

Total AC/HA: 0.11970 | Total SF/SM: 5214 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 403,493 | Spl Credit | Total: 403,500

PRINT

Date	Time
12/11/20	02:35:05

LAST REV

Date	Time
08/09/18	09:14:39

apro

User Acct / GIS Ref / GIS Ref / Insp Date

106584

07/21/18

!12500!

USER DEFINED

Prior Id # 1:	106584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34999990
Const Adj.:	0.99495000
Adj $ / SQ:	167.898
Other Features:	79300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398059
Depreciation:	123398
Depreciated Total:	274661

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

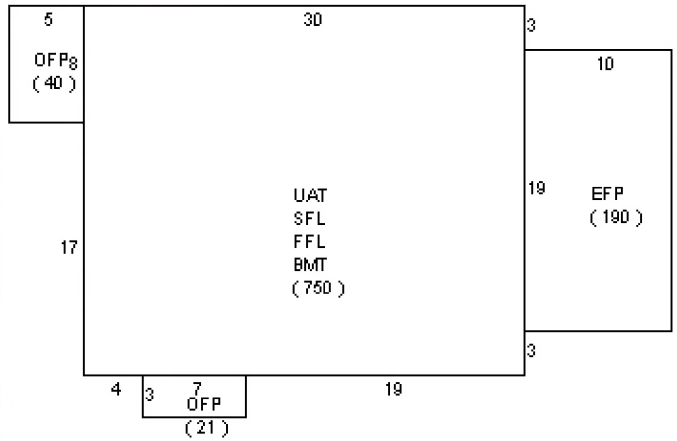
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.90
Special Features:	0	Val/Su Net:	102.16
Final Total:	274700	Val/Su SzAd	183.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	750	58.430	43,821
FFL	First Floor	750	167.900	125,923
SFL	Second Floor	750	167.900	125,923
EFP	Enclos Porch	190	41.340	7,855
UAT	Upper Attic	188	67.160	12,592
OFP	Open Porch	61	43.330	2,643

Net Sketched Area:	2,689			Total:	318,757
Size Ad	1500	Gross Are	3251	FinArea	1875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

160.0-0001-0018.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	10X17	A	AV	2000	4.46	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600